

WIGHTWICK

159, STATION ROAD, QUANTON, HP22 4BX

Guide Price: £875,000



A FIVE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME WITH A FABULOUS KITCHEN FAMILY ROOM AND INTEGRAL GARAGE SITUATED IN A SOON TO BE NO THROUGH ROAD.

Wightwick is one of just two newly built luxury family homes, built to a superior standard boasting a perfect balance of elegance and comfort.

FINE & COUNTRY



The entrance hall has Avalon limestone flooring and leads to all the ground floor accommodation. The family room is positioned at the front of the property and there is a guest WC and a utility room. The fabulous kitchen family room has a vaulted ceiling with electronic Velux windows and is fitted with bespoke Schmidt units and integrated appliances which are all modern and energy efficient. There is a commercial size fridge/freezer, built-in wine cooler, dishwasher, microwave, oven and induction hob, wine trough, filtered tap and a water softener. The dining/family area boasts a woodburning stove and there are double doors leading out on to the rear terrace and garden. Underfloor heating ensures feet remain toasty during the colder months, and the lighting around the home is energy efficient. There is a useful utility room fitted with wall units and a stainless steel sink. The ground floor has underfloor heating throughout which is powered by a ground sourced heat pump.

An oak staircase rises to the first floor where you will find the principal bedroom with a walk in wardrobe and an en suite shower WC. There are three further bedrooms on this floor, one with an ensuite shower WC and a family bathroom WC. The top floor is home to a double bedroom with an en suite shower WC.

Approached via a five bar gate leading to the gravel driveway providing parking for several cars and access to the garage which can also be accessed from the entrance hall.

Take a walk around this stunning property and admire the immense attention to detail providing a home to be proud of.



Measuring 2,252 sq. ft. of accommodation, this property offers plenty of room for a family looking for a peaceful and comfortable home to grow in.

Outside, the rear garden has a limestone terrace and lawn and there is outside lighting around the house. If you are looking for a contemporary home, surrounded by the tranquillity of nature, with all the modern amenities and specifications, then look no further than Wigtwick.



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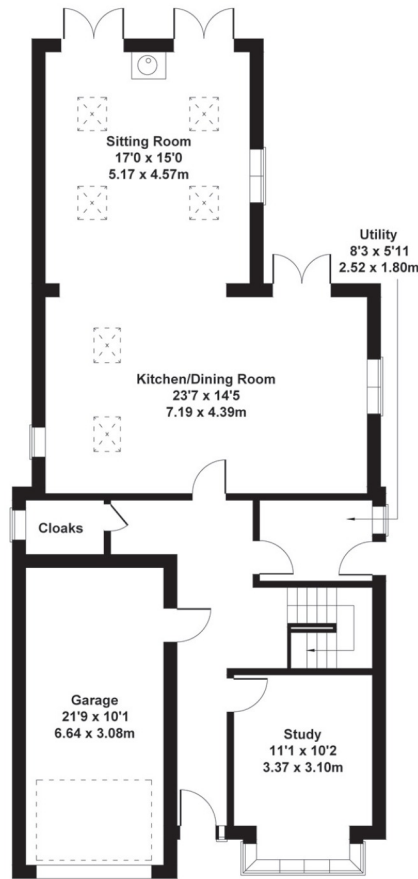




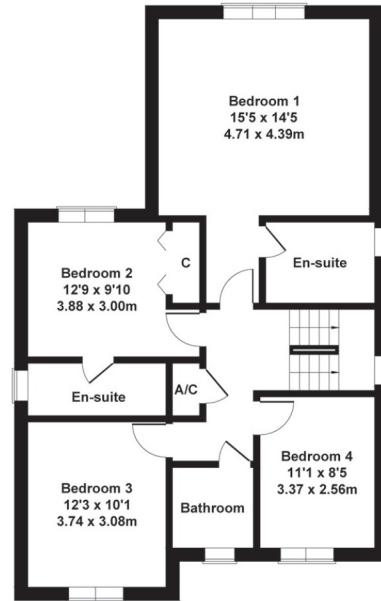


Wightwick, 159 Station Road

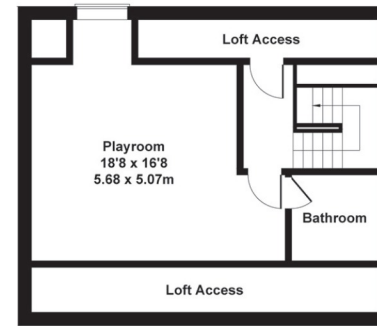
Approximate Gross Internal Area
2519 sq ft - 234 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023

QUAINTON

The village has a Church of England combined school, a village store, tennis courts, a windmill, football pitch, playground, church and The George and Dragon public house and tea room. Local private schools include Ashfold School, Swanbourne House School, Stowe School and Akeley Wood School. The property is also in catchment for Waddesdon Church of England secondary school and Aylesbury's grammar schools.

ADDITIONAL INFORMATION

Mains water, electricity and sewage

Heating: Oil fired central heating to radiators on the first and second floors. Electric underfloor heating on the ground floor.

Postcode: HP22 4BX

Council Tax Band: TBC

Local Authority: Buckinghamshire Council

Energy rating: Current TBC Potential TBC

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